

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
MARCH 14, 2007**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Michael Mower, Randy Toavs, Gordon Cross, Gene Dziza, Kathy Robertson, Barry Conger, Kim Fleming, Frank Dekort and Don Hines. Nicole Lopez-Stickney, Traci Tull, George Smith and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 20 people in the audience.

PUBLIC REVIEW

Gene Dziza reviewed the public hearing process.

**APPROVAL OF
MINUTES**

No minutes were approved at this meeting.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

**CANYON
MAJOR LAND
USE/
WHEELER
FAMILY
PARTNERSHIP
FPP 06-58**

A request by the Wheeler Family Partnership for a Major Land Use Review for placement of a non-commercial guest cabin on one tract of land in the C.A.L.U.R.S (Canyon Area) Zoning District. The property is located at 818 Ross Point Drive on Lake Five, and can further be described as Tract 2G in Section 10, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Kirsten Holland reviewed Staff Report FCMU 06-01 for the Board.

**BOARD
QUESTIONS**

None.

APPLICANT

Paul Clark, representing Whisper Creek Homes, said it was a simple request that will only be used on a seasonal basis.

Fleming asked how big the property would be.

Clark said it would be about 1700 square feet.

AGENCIES

None.

PUBLIC COMMENT	None.
STAFF REBUTTAL	Holland said it does meet the cabin to acre ratio.
APPLICANT REBUTTAL	None.
BOARD DISCUSSION	None.
MOTION F.O.F.	Cross made a motion seconded by Robertson to adopt Staff Report FCMU 06-01 as findings-of-fact.
BOARD DISCUSSION	None.
MOTION TO CHANGE CONDITION 3	Robertson made a motion seconded by Cross to add the word "shall" to condition number three.
ROLL CALL CONDITION 3	On a roll call vote the motion passed unanimously.
ROLL CALL F.O.F.	On a roll call vote the motion passed unanimously.
MOTION TO APPROVE	DeKort made a motion seconded by Robertson to recommend approval of FCMU 06-01 as amended to the County Commissioners.
ROLL CALL TO APPROVE	On a roll call vote the motion passed unanimously. Conger absent.
BOARD DISCUSSION	None.
PRELIMINARY PLAT/ JEWEL BASIN AMD LOT 1 (FPP 06-69)	A request by Cole Family Trust; Ted Zach, for Preliminary Plat approval of the Amended Plat of Lot 1, Jewel Basin Ranch, a two (2) lot single-family residential subdivision on 24.00 acres. Lots in the subdivision are proposed to have individual water and septic systems. The property is located off Foothill Road.

STAFF REPORT Nicole Lopez-Stickney reviewed Staff Report FPP 06-69 for the Board.

BOARD QUESTIONS Cross asked about the nearest water system being in Columbia Falls.

Lopez-Stickney said the applicant provided her with that information.

Robertson said the map shows an unimproved dirt road going through the center of lot 2.

Lopez-Stickney said from visiting the site there isn't an approach.

Robertson said Staff referenced a road that was built from the subdivision that was grandfathered in.

Lopez-Stickney said the road is okay because it was grandfathered in.

Conger asked about the road on the map.

Lopez-Stickney said it was the old road and a very large easement that serves as a turn around.

DeKort asked about page four of the Staff report stating the applicant will contact Fish, Wildlife, & Parks and mitigate all concerns.

Lopez-Stickney said it was a general comment, and Fish, Wildlife, & Parks doesn't support subdividing lots in rural areas.

APPLICANT Erica Wirtala, of Sands Surveying, showed maps on the wall representing different roads and easements. She said the proposed subdivision is a re-subdivision of lot 1. She said the road has been paved and met the engineer's certification. She showed a vicinity map of the project and where the fire station was in relation to the proposed subdivision. She showed the old logging road on the aerial photograph, Jewel Basin Road, and the improved approach permit. She felt direct access would improve addressing and safety. She said condition #8 requested a 10,000 gallon water tank for the 2 lots, but the subdivision regulations say if there are 5 lots or less, extra fire prevention is not required. They would like condition #8 rewritten to state the applicant will work with the Bigfork Fire Chief. She discussed

**BOARD
QUESTIONS**

sprinkling as a different option. She said the project complies with general size of lots and there would be no additional road construction.

Cross asked if the map showed individual parcels.

Wirtala said yes.

Cross asked if there was any fire suppression required for the Jewel Basin Ranch Subdivision.

Wirtala didn't think so.

Mower asked what would prevent the other lots from dividing.

Wirtala said it is unzoned so it is possible they could all subdivide.

Tom Brown, partners with Cole Family Trust, said the covenants restrict any further subdivision on other lots. He said the road easement is unusual, and they clear cut the entire easement. He said there is a full turn-around for fire trucks. He said the lower lot was not part of the road maintenance agreement for the main road in the subdivision.

Cross asked if he was a partner in both developments.

Brown said he developed the five lots.

Cross said the recharge facility might make sense for the whole subdivision as opposed to just the few lots.

Brown was surprised when they wanted it on the two lots because there was no mention of the recharge facility on the five lots.

Hines asked when Goacher put the original subdivision together.

Brown said they started in 2004.

Fleming asked why they didn't apply with six lots to begin with.

Brown said the idea came up later and thought he could do a family transfer. He said if it was possible to do it all over again he would apply for six lots.

Fleming said the County doesn't enforce covenants so if someone comes in and wants to divide, it can happen.

AGENCIES

None.

**PUBLIC
COMMENT**

None.

**STAFF
REBUTTAL**

Lopez-Stickney spoke to the Bigfork Fire Department and they said whoever was responsible for providing comments on subdivisions was not requiring fire suppression at the time of the original subdivision.

Dziza asked if Lopez-Stickney has ever seen the requirement for one lot.

Lopez-Stickney said no.

MOTION F.O.F.

Cross made a motion seconded by Hines to adopt Staff Report FPP 06-69 as findings-of-fact.

**BOARD
DISCUSSION**

Fleming said she can see the handwriting on the wall; all of these lots will become subdivided. She said they could have subdivided the land more when they divided it to begin with. She didn't know where the road would be when the rest of the land is subdivided.

**MOTION TO
ADD F.O.F. # 7**

Fleming made a motion seconded by Robertson to add finding #7 to read: *The area is vulnerable to subsequent requests for other lot amendments. Planning for access as other lots split would be difficult because of the current lot configuration approved in 2005.*

**BOARD
DISCUSSION**

Toavs said years ago the recharge facilities were not required for 5 lot subdivisions, but they were required for 6 lot subdivisions. He asked if there was a letter from the DNRC.

Lopez-Stickney said they called her and said they will not be commenting for the next month.

Toavs asked how Staff determined it was a high fire risk.

Lopez-Stickney said it was determined by the GIS website.

**ROLL CALL
F.O.F. #7**

On a roll call vote the motion passed unanimously.

**ROLL CALL
F.O.F.**

On a roll call vote the motion passed unanimously.

**MOTION TO
APPROVE**

Toavs made a motion seconded by Conger to recommend approval of FPP 06-69 as amended to the County Commissioners.

**MOTION TO
AMEND
CONDITION # 8
(later changed to
condition 7)**

Conger made a motion seconded by Mower to amend condition 8 to read: *The applicant will comply with reasonable fire suppression and access requirements of the Bigfork Fire District. A letter from the fire chief stating that an agreement has been made and that the improvements have been installed shall be submitted with the application for Final Plat. [Section 3.20 & Section 3.21, FCSR]*

**BOARD
DISCUSSION**

Fleming commented on the wording of the motion.

Harris said there was already a letter from the Bigfork Fire District stating what they wanted; requiring the applicant to comply with their fire standards would not accomplish anything.

Toavs said if the subdivision was submitted as six lots to begin with, the Board would have required fire safety.

Mower asked what legal basis Staff had for requiring fire safety.

Lopez-Stickney said in subdivision regulation 3.21 E3 states that fire suppression can be required for any subdivision in a high fire hazard area.

Cross said the DNRC normally requires a 2,500 gallon recharge facility per lot.

Hines asked if there was an RSID in place.

Lopez-Stickney wasn't aware of any RSID.

Dziza said he wouldn't support the 10,000 gallon tank.

Lopez-Stickney said they have standard language for working with Fire Districts.

ROLL CALL

On a roll call vote the motion passed 8-1 with Hines dissenting.

**MOTION TO
AMEND COND
#2 (later changed
to condition #1)**

Fleming made a motion seconded by DeKort to amend condition 2 to read: *The applicant shall obtain a variance to Section 3.9(C) for access to Lot 2 via a residential driveway onto Foothill Road [Section 7.1, Flathead County Subdivision Regulations].*

ROLL CALL	On a roll call vote the motion passed unanimously.
BOARD DISCUSSION	<p>Fleming voiced her disapproval of this subdivision and how quickly the applicant is trying to subdivide.</p> <p>Brown is willing to deed restrict the remaining three lots. He isn't trying to get around subdivision regulations. He said putting a 10,000 water tank on 69 acres is absurd because the fire department wouldn't ever use it.</p> <p>Toavs said the water tank is not for tree fires; it's for home fires.</p>
MOTION TO ADD CONDITION #20 (later changed to condition 19)	Cross made a motion seconded by DeKort to add condition 20 to read: <i>Deed restrictions prohibiting further subdivision shall be placed on Lots 2, 3, 4, of Jewel Basin Ranch as agreed to by the owner.</i>
ROLL CALL TO ADD CONDITION #20	On a roll call vote the motion passed unanimously.
ROLL CALL TO APPROVE	On a roll call vote the motion passed 6-3 with Fleming, Toavs, and DeKort dissenting.
PRELIMINARY PLAT/RIVER HORSE (FPP 07-11)	A request by Whitefish River Properties, LLP; Ben Franklin, for Preliminary Plat approval of River Horse Subdivision, formerly Whitefish River Ranch South, a twenty (20) lot single family residential subdivision on 80.171 acres. All lots in the subdivision are proposed to have public water and multiple-user sewer systems. The property is located at 1328 Trumble Creek Road, and can legally be described as Tracts 3K, 3, 3BAA, 3B and 3H in Section 16, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
STAFF REPORT	Traci Tull reviewed Staff Report FPP 07-11 for the Board.
BOARD QUESTIONS	<p>Hines asked when the original application was received.</p> <p>Tull said November 9th, 2005.</p> <p>Hines asked what the vote was.</p> <p>Tull said 5-3 to approve with the Planning Board and 2-0 to approve with the Commissioners.</p>

Cross said one of the conditions put on the second application was increasing the width of the common area. He wanted to know why it wasn't in the Staff Report.

Tull said the Commissioners took the condition out and the applicant would donate the money to the Trails Program.

Cross asked if they traded money for extra footage.

Tull said yes.

Cross said you would end up with two different, but approved, plats for a subdivision.

Tull said right now the original subdivision is in litigation, and the applicant has 30 days to decide what subdivision they are going to develop.

Cross asked if the changed condition was from the County Attorney.

Tull said yes.

Fleming asked about the writing in the corner of the plat map.

Tull said the original proposal indicated they would have parking and pedestrian access. She said the access would not be vacated until the trail is built.

Cross asked Tull to summarize the comments from the people who live on Tronstad Road.

Tull said the issue was brought up during the hearing at the Commissioners office. She said the citizens are going to see an increase of traffic and connecting Trumble Creek to Tronstad.

DeKort asked about condition 6 and the high water mark on the map.

Tull said it would have to be corrected by the applicant.

APPLICANT

Erica Wirtala, of Sands Surveying, gave a slide show presentation (See handout of slideshow). She said the Two Rivers Master Plan was adopted and has been incorporated into the Kalispell Growth Policy and the County Growth Policy. She introduced Ken Kalvig, Tom Anderson, and Ben Franklin.

BOARD QUESTIONS

Cross asked about the two different plans and two plats.

Wirtala wanted to make sure they would have a fallback plan if one of them isn't approved, and the thirty days is written into the plan because it is how long people have to litigate.

Cross asked if the applicant would proceed with the current plan if there was any litigation.

Wirtala said the market values have changed and to cooperate better with the neighborhood, the applicant brought forth the second plan.

Cross asked if the applicant would have a problem putting a condition in that says if this plan is approved the other plan will be terminated.

Wirtala said 30 days is written in the plan because if litigation was brought against the new proposal they would still have the old proposal.

Robertson asked about the less-than-five-feet water mark.

Wirtala said there was an extensive amount of groundwater testing done by Envirotech Consulting and some areas had higher ground water. She said groundwater and flood areas are different.

Conger asked about the pedestrian path.

Wirtala said they haven't worked with a landscape architect yet so she doesn't have any specifications. She said most easements on state highways are 15 feet with an 8-foot path.

Conger asked why they wanted to abandon the public access.

Wirtala said it would be a better system to abandon it.

DeKort asked Wirtala to comment on the 100-foot setback.

Wirtala said when you measure the setback it is actually 142 feet.

AGENCIES

None present.

**PUBLIC
COMMENT**

Clif Zablotney, 1184 Trumble Creek Road, said he attended the meeting where the Commission approved Whitefish River Ranch and he was the one who brought up Tronstad Road. He talked to the neighbors about the traffic concerns and discussed the history of the road. He said the neighbors are not thrilled with the two foot gravel shoulder, and they put a petition together stating the two foot shoulder will not work. He said from Birch Grove to Whitefish Stage is 2.5 miles. He discussed the increase of traffic and dangerous curves in the roads. He talked to the County Road Department and the Kalispell Planning Office about the subdivision and discussed, at length, Tronstad Road.

Linda Christiansen, 600 Bayou Road, said her comments were pertaining to water. She said she found some incomplete and conflicting data and discussed the perk tests and how they were done in 2005 and not at the high level mark. She discussed the depth from the aquifer and said the results were inaccurate. She said the soil types are WO, WP, and AA, and those soil types are seasonal high water and hazardous to groundwater pollution. She discussed the phosphorous break through analysis and how it is a calculation done through DEQ. She said the system the DEQ uses is flawed. She wants to know what the recourse will be if nitrates, phosphorous, or pharmaceuticals are found.

Tom Anderson, of 5096 Hwy 93 South, represented the applicant. He said he could go on forever about organics and chemicals and phosphorous. He said the system will exceed the DEQ standards.

Wild Oldy, 1216 Trumble Creek Road, discussed the 10-foot bike path. He said all of Trumble Creek Road needs to be widened and adding a two foot shoulder isn't going to help. He said Trumble Creek is an old county road. He said people need to look to the future when considering development.

James Roe, 1234 Trumble Creek Road, said his house is the most affected by the 40 foot widening of Trumble Creek. He said the traffic concerns are great for him and his wife because a car ended up in their front yard after sliding around the curve. He said the water table needs to be researched closely.

Mayre Flowers, Citizens for a Better Flathead, endorses Linda Christiansen's comments. She questioned the comparison of the Avantex system to the City of Kalispell and City of Whitefish because the cities serve thousands of homes as opposed to a few. She encouraged the Board to look at the long-term affects on

Flathead Lake, and moving nutrients to the lake. She discussed the hidden cost of homeowners buying into a subdivision. She was concerned there was no groundwater map with the application. She discussed page five of the Staff Report and said semi-natural was not defined so the intent is unknown. She said it is possible to condition the development for future road development.

Ken Kalvig, attorney for applicant, said some of the comments from the public are well-taken regarding transportation. He said transportation is a big issue in the town for everyone. He was frustrated because the system we have in place today doesn't adequately address the transportation concerns raised tonight. He discussed putting the roads in the right places and said development will follow roads. He said the proposed subdivision is getting reviewed tonight, not roads.

Ellen Roe, 1234 Trumble Creek Road, said if they make the change to the road it will greatly affect her home. She said if we continue to give approval to the subdivisions, traffic issues will keep getting moved to the back burner.

**APPLICANT
REBUTTAL**

Wirtala said the subdivision can not be held responsible for road standards that are not yet adopted. She said with the larger lot size, they could have dropped the community water system and proposed individual wells but they didn't. She said type two septic systems are very expensive and they need additional treatment. She said a level two system is not the same as the ARACO system because it has a third process. She said perk tests can be done at any time of the year but groundwater monitoring must be done when the water is highest. She said 36% of the total acreage is common area, and the homeowner's association will care for the space.

**STAFF
REBUTTAL**

Tull said agency referrals were sent to the Road Department.

MOTION F.O.F.

Cross made a motion seconded by Robertson to adopt Staff Report FPP 07-11 as findings of fact.

**ROLL CALL
F.O.F.**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO APPROVE**

Fleming made a motion seconded by Toavs to recommend approval as conditioned to the County Commissioners.

**MOTION TO
DELETE
CONDITION #18**

Cross made a motion seconded by Robertson to delete condition 18.

**ROLL CALL TO
DELETE
CONDITION #18**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION #22**

Cross made a motion seconded by Robertson to add condition 22 to read: *No basements shall be allowed. The lowest floor and gas forced air system with ducts below the floor shall be elevated at least two feet above the Base Flood Elevation.*

**BOARD
DISCUSSION**

Cross said it was standard in floodplain areas to require no basements.

Conger said groundwater and flood levels are two different things.

Harris said it would be appropriate to add the condition of no basements.

The Board discussed the difference between groundwater and flood levels.

**ROLL CALL TO
ADD
CONDITION #22**

On a roll call vote the motion failed 5-4 with Fleming, Dziza, Toavs, Mower, and Conger dissenting.

**MOTION TO
ADD
CONDITION #37**

Cross made a motion seconded by Robertson to add condition 37 to state: *The final plat shall show a building pad and driveways for all lots that have portions of the property within the 100-year floodplain.*

**ROLL CALL TO
ADD
CONDITION #37**

On a roll call vote the motion passed 8-1 with Mower dissenting.

**MOTION TO
ADD
CONDITION
#19i**

Cross made a motion seconded by Robertson to add condition 19i to state: *The lowest floor elevation of all residential structures shall be elevated two feet above the Base Flood Elevation by either fill or by a pier foundation. If fill is used to elevate the building pad or as back fill it shall be graded out to a 5 to 1 slope.*

ROLL CALL TO ADD CONDITION #19i	On a roll call vote the motion passed 6-3 with Toavs, Mower, and Fleming dissenting.
MOTION TO ADD CONDITION #19j	Cross made a motion seconded by Conger to add condition 19 j to state: <i>There shall be no basements or crawl spaces below the Base Flood Elevation.</i>
ROLL CALL TO ADD CONDITION #19j	On a roll call vote the motion passed 6-3 with Toavs, Mower and Fleming dissenting.
MOTION TO ADD CONDITION #19k	Cross made a motion seconded by Robertson to add condition 19k to state: The 100-year floodplain shall not be filled in and any alteration to the areas may need to go through Flathead County Floodplain Permit Process, the Flathead County conservation 310 Permit Process and the Army Corp. of Engineers 404 Permit Process.
ROLL CALL TO ADD CONDITION #19k	On a roll call vote the motion passed unanimously.
MOTION TO ADD CONDITION #19 L	Cross made a motion seconded by DeKort to add condition 10 L to state: There shall be no further subdivision of the lots.
ROLL CALL TO ADD CONDITION #19 L	On a roll call vote the motion passed 8-1 with Dziza dissenting.
MOTION TO ADD CONDITION #38	Robertson made a motion seconded by DeKort to add condition 38 to state: The existing gravel road on the west side of the common area will be reclaimed.
ROLL CALL CONDITION #38	On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION #39**

Robertson made a motion seconded by Mower to add condition 39 to state. Depth to water map shall be submitted at the time of final plat application.

**ROLL CALL TO
ADD
CONDITION #39**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND
CONDITION #31**

Robertson made a motion seconded by Conger to amend condition 31 to state: *15.245 acres designated as common area B shall remain as undeveloped, landscaped open space in perpetuity.*

**ROLL CALL TO
AMEND
CONDITION #31**

On a roll call vote the motion passed 7-2 with Dziza and Toavs dissenting.

**MOTION TO
AMEND
CONDITIONS #
6, 15, 33**

Hines made a motion seconded by Robertson to amend conditions 6, 15, and 33 as recommended by staff to state:

Condition #6 – *The developer shall dedicate and build a public bike/pedestrian path within a 15 foot easement along the Trumble Creek Road frontage and also along the southerly portion of River Horse Run to connect with the Public Riparian Access along Whitefish River. (As shown on the preliminary plat). The portion of the Public Riparian Access along Whitefish River shall extended eastward from the approximate high water mark of Whitefish River not less than 100 feet, and shall be dedicated for public use and access as shown on the Preliminary Plat.*

Condition #15 – *the applicant will comply with reasonable fire suppression and access requirements of the Evergreen Volunteer Fire District. A letter from the fire chief stating that an agreement has been made and that the improvements have been installed shall be submitted with the application for Final Plat.*

Condition #33 – *Upon approval of the preliminary plat of River Horse subdivision, the applicant shall have 30 days to determine, in writing, whether to vacate the preliminary plat approval of Whitefish River Ranch South subdivision or River Horse subdivision. Whitefish River Ranch South subdivision shall be automatically vacated if the applicant fails to determine which subdivision should be vacated within the 30 day time period.*

**ROLL CALL TO
AMEND
CONDITIONS #
6, 15, 33**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND NEW
CONDITION # 6
AND DELETE
CONDITIONS 22
& 24**

DeKort made a motion seconded by Fleming to delete conditions 22 and 24 and amend new condition 6 to state:

Condition #6 – The developer shall dedicate and build a public bike/pedestrian path within a 15 foot easement along the Trumble Creek Road frontage and also along the southerly portion of River Horse Run to connect with the Public Riparian Access along Whitefish River. (As shown on the preliminary plat). The portion of the Public Riparian Access along Whitefish River shall extended eastward from the approximate high water mark of Whitefish River not less than 100 feet, and shall be dedicated for public use and access as shown on the Preliminary Plat. The ponds are excluded from the Public Riparian Access Corridor. The Riparian Access Corridor along the Whitefish River shall be left in a natural state to allow for the movement and habitation of wildlife.

**ROLL CALL TO
AMEND NEW
CONDITION # 6
AND DELETE
CONDITIONS 22
& 24**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION #40**

DeKort made a motion seconded by Robertson to add condition 40 to state: *A building setback of 200 feet from the high water mark of Whitefish River and shall be maintained and delineated on the face of the final plat.*

**ROLL CALL TO
ADD
CONDITION #40**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND
CONDITION # 7**

Fleming made a motion seconded by DeKort to amend conditions 7 to state: *The developer shall dedicate an additional 10 feet of road right-of-way along Trumble Creek Road, a dedicated collector.*

**ROLL CALL TO
AMEND
CONDITION # 7**

On a roll call vote the motion passed unanimously.

MOTION TO DELETE CONDITION #29	Hines made a motion seconded by DeKort to delete condition 29.
ROLL CALL TO DELETE CONDITION #29	On a roll call vote the motion passed 8-1 with Hines dissenting.
MOTION TO ADD CONDITION #41	Toavs made a motion seconded by Cross to add conditions 41 to state: <i>The 60' Emergency Egress shown on the Preliminary Plat shall be designated as a 60' road and utility easement on the face of the final plat.</i>
ROLL CALL TO ADD CONDITION #41	On a roll call vote the motion passed unanimously.
MOTION TO ADD CONDITION #42	Conger made a motion seconded by Robertson to add conditions 42 to state: <i>A 60' dedicated road and utility easement shall be designated on the face of the final plat between lots 19 and 20.</i>
ROLL CALL TO ADD CONDITION #42	On a roll call vote the motion passed unanimously.
ROLL CALL TO APPROVE	On a roll call vote the motion passed unanimously.
OLD BUSINESS	The Board discussed talking to developers and those with financial interest in projects outside of public meetings. The Board discussed updating their Bylaws.
MOTION	Fleming made a motion seconded by Hines to have Staff review the Bylaws and bring back recommendations to the Board.
ROLL CALL	On a roll call vote the motion passed unanimously.
OLD BUSINESS CONTINUED...	Fleming asked Dziza to request the public to turn off their cell phones at the beginning of the meeting. Harris discussed putting some wording on the agenda stating the Planning Board is an advisory Board and the Commissioners have the final say.

Harris told the Board the Kalispell Planning Office will be holding a meeting with the West Valley Land Use Advisory Committee to discuss annexing part of West Valley.

Harris discussed the new road standards and thanked the Board for their help on the Subdivision Regulations. He said the Staff would like to have another workshop with the Board.

Cross said any information about the upcoming meetings would be helpful to him.

NEW BUSINESS Tull said the second week in April is going to be Flood Week. She discussed different concerns and the agenda for Flood Week.

Harris said the floodplain regulations are going to be worked on this year. He said Tull was able to decrease everyone's flood insurance by 5% because of her work with floodplains.

ADJOURNMENT The meeting was adjourned at approximately 10:30 p.m. on a motion by Hines seconded by Cross. The next meeting will be held at 6:00 p.m. on April 11, 2007.

Gene Dziza, President

Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 4/18/07